Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	G2/26 Nicholson Street, Fitzroy North Vic 3068

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price $615,000

Median sale price

Median price $720,000 Property Type Unit Suburb Fitzroy North

Period - From 01/04/2024 to 30/06/2024 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	C208/59 John St BRUNSWICK EAST 3057	$605,000	20/08/2024
2	702/245 Queens Pde FITZROY NORTH 3068	$620,000	31/07/2024
3	D112/42 Hutchinson St BRUNSWICK EAST 3057	$625,000	08/07/2024

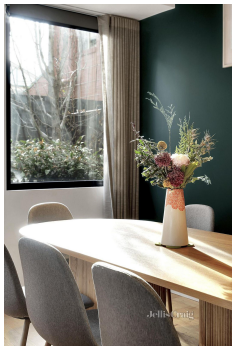
OR

~~**B***~~ ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 11/09/2024 11:19

G2/26 Nicholson Street, Fitzroy North Vic 3068

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2 2 1

Rooms: 3
Property Type: Apartment
Land Size: 65 sqm approx

Agent Comments

Indicative Selling Price
$615,000
Median Unit Price
June quarter 2024: $720,000

There are two sales in Brunswick which have been inserted as comparable sales, due to the fact that there was only one sale in Fitzroy North. The two Brunswick sales are comparable as they have two bathrooms in modern developments.

Comparable Properties



C208/59 John St BRUNSWICK EAST 3057 (REI)

2 2 1

Price: $605,000
Method: Private Sale
Date: 20/08/2024
Property Type: Apartment

Agent Comments



702/245 Queens Pde FITZROY NORTH 3068 (REI)

2 1 1

Price: $620,000
Method: Private Sale
Date: 31/07/2024
Property Type: Apartment

Agent Comments



D112/42 Hutchinson St BRUNSWICK EAST 3057 (REI)

2 2 1

Price: $625,000
Method: Private Sale
Date: 08/07/2024
Property Type: Unit

Agent Comments

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